

OWN YOUR
OWN HOME

Home Building Flourishes In The Capital and Suburbs

BUY REAL
ESTATE NOWCO-OPERATIVE PLAN
MEETS FAVOR HERETwo Buildings Are Sold Under
Walker Plan—Millionaires
Give Indorsement.

That the co-operative plan of housing is the only sane and logical solution of the rent problem is the view of Allan E. Walker, under the co-operative plan of tenant ownership the landlord is eliminated and his place is taken by the tenants themselves, who, by the purchase of their apartments, automatically become their own landlords.

Mr. Walker was the first to offer the co-operative plan to Washington tenants. Inaugurating the plan about two weeks ago, Mr. Walker already has sold two apartments to tenants who will reside therein, and now has several other buildings that are rapidly being filled.

Differs From N. Y. Plan.

Mr. Walker's plan differs materially from the New York scheme. In New York it is customary to sell only a part of the building to tenants and to rent the remainder to others not in the company. Under this arrangement the rental of the tenants who do own stock in the company is considerably higher and they are expected to pay as large a share of the cost of maintenance as they will stand.

With the Rent Commission in Washington it is readily seen such a plan would not work here. It is necessary that every tenant in the building hold stock in the company. This plan is far more equitable, as it gives every tenant his apartment at cost and insures a lower rent each year.

In one of the apartments sold under the Walker plan the monthly "rent" paid by the tenants is as low as \$12. This amount takes care of all the running expenses of the building, such as taxes, coal, janitor service, water rent, etc. This rent is for a five-room apartment. It is well known a five-room house cannot be maintained for such a low figure. The advantages of the co-operative plan are apparent from a mere inspection of these figures.

Millionaires Buy.

Word comes from New York of the early erection of a new apartment building that has been sold to a number of millionaire tenants under the co-operative plan. The building will be one of the most sumptuous apartments in New York city. It will be located on the black bond by Park and Vanderbilt avenues. Forty-eight and Forty-ninth streets.

Some of the wealthy tenants who have subscribed for stock under the co-operative plan are Henry F. du Pont, of the du Pont Company; Louis K. Liggett, president of the United Drug Company; William A. Fairburn, president of the Diamond Match Company, and others.

This enthusiastic indorsement of the plan by men of wealth in New York should go a long way toward convincing Washingtonians of its worth. Indications point to an apartment building in the city as the solution of the high-rent problem here.

New Homes Everywhere

By RONALD S. O'NEILL.

The first few weeks of spring have brought to light building enterprises in various sections of Washington and its suburbs that promise to materially relieve the city's crowded housing situation before the end of summer.

The coming of fair weather finds contractors busy everywhere. Bungalows and small homes predominate among the buildings begun recently, with apartments and rows of homes following closely.

Thirteen attractive homes have just been completed by Boss & Phelps on upper Thirteenth street. L. M. Johnston, prominent Alexandria builder, has completed thirty hollow tile homes at North Rosemont and is just beginning the erection of thirty more similar houses at Alexandria. H. R. Howenstein is building a hundred homes in various sections of the city. Approximately fifty homes are going up at Aurora Hills. Colmar Manor and Riverdale are both scenes of building activity. Robert Marshall is planning an extensive building operation at Cheverly. Chevy Chase and Takoma Park are dotted with new foundations that promise many more homes for the prospective suburbanite.

The surprising feature of this unusual building activity is the very reasonable price asked for the finished homes. Despite the exceedingly high cost of labor and materials, most of the new homes are being built to sell at a figure within the reach of a great majority of home buyers.

It should be encouraging to those builders who have thus far hesitated to begin extensive works to know that the new homes being built have found a ready market. Many have been sold before completion, none have been on the market unsold for any noticeable period of time after their completion.

There is a demand in Washington for all the new homes that can be built this year. Those who are building now are acting in the light of the wisdom of the times. They are building to satisfy a need and they know that their product will be bought. It is to be hoped that others will courageously follow their example and assist, still more, in relieving Washington's overcrowded housing condition.

BUILDING LOANS HAVE
GRADUALLY DECREASED

In the face of unprecedented demands for homes all over the country, capital, through the operation of the Federal reserve system, is showing a marked tendency to withdraw from the long term mortgages necessary for building construction purposes and favor short term loans. It is estimated that from 1913 to 1918 the total loans of banks in the United States increased 54 per cent; individual bank deposits increased 59 per cent; stocks and bonds owned by banks and insurance companies increased 65 per cent, and savings increased 200 per cent; while during the same period the combined real estate loans of banks, insurance companies and building and loan associations increased only 28 per cent, viz., from \$5,170,000,000 to \$7,890,000,000.

RESIDENCE PROPERTIES
WORTH \$278,350 SOLD

Realty sales aggregating \$278,350 were reported this week by the office of Charles D. Sager, most of the transactions involving residence properties.

The list included 1113 E street northeast, sold for Elsie M. Pinney to Clarence E. Kemp; 1532 O street northwest, sold for Mary E. Shedd to Alfredo Dicalauto; 602 Third street northwest, sold for Margaret Eichhorn to Joseph Menzies; 916 Shepherd street northwest, to Percy C. Schneider; 508 Eleventh street northwest, for Samuel Goldenberg; 607 Lamont street northwest, for Ralph Kimball to Mary E. Fisher; 1550 Second street northwest, for D. J. Burke to Lulu Simpson; 2034 O street northwest, for Elizabeth R. Waller to Martha Davis; 816 Otis street northwest, for Mary Oos to N. T. Saunders; 1451 Holmead place northwest, for Ida Mason Smith to Annie M. Smith; 944 Butternut street northwest, for Henry C. Finkel to Frank Mihalay; 4313 Kansas avenue northwest, for August Janssen to Mary P. Dorsey; 596 Park road northwest, for Nigle L. Gibson to Samuel D. Linn; 7 Quince street northeast, to Bernina M. Glover; 3438 Mt. Pleasant street northwest, for Carl Helsterman to David Copenhaver; 918 Shepherd street northwest, to Isador Levin.

W. B. & A. AWARDS
TRACK CONTRACTWill Cost \$225,000 to Lay
Rails Required at New Terminal Station.

A contract for the construction of the track and rail equipment at the new W. B. and A. terminal at Eleventh, Twelfth, and New York avenue, has been awarded to the Lorain Steel Company, of Lorain, Ohio. The estimated cost of the work will be \$225,000.

Delivery of the steel will begin in June and construction work will be started at once.

Vice President and General Manager Doyle stated this morning that final plans for the company's new terminal in Washington will not be known for a week or ten days. The original plan called for a twelve-story building, combining a hotel and terminal, but he said these plans may be changed, eliminating the hotel project for the present, owing to the high cost of building, and providing for the erection of a terminal only, but on foundations capable of supporting a larger building, so that the hotel feature could be added later.

Mr. Doyle said the need for more hotel accommodations at the Nation's Capital is quite apparent, and should the company decide not to carry out the full terminal plans at once there is little doubt the W. B. and A. in the near future will contribute a modern and handsome addition to the city's hotel facilities.

President Bishop was in Baltimore yesterday, and arrangements were made for the annual organization meeting of the W. B. and A. board of directors, which will be held next Friday. It is understood that all of the present officers will be re-elected.

WALTER O'HARA SELLS
PROPERTY IN VIRGINIA

A number of transactions demonstrating activity in nearby Virginia properties were reported during the week by Walter O'Hara. Seven sales of suburban property were reported.

Col. W. E. Hunt purchased a beautiful home near Livingston Heights. A residence of eight rooms, with a garage at Barcroft, Va., was sold to A. W. Wolverson. Mrs. Anne Bladen was the purchaser of a residence at Ballston. A bungalow on Garrison road, at Clarendon, Va., was sold to C. McCoy. W. R. Capps bought a residence of six rooms on a plot of six acres at Barcroft. W. S. Gere purchased a residence near Columbia Station, Va. A modern home with a garage in Beech street, Clarendon, was sold to N. L. Terry.

8,000 HOMES WILL BE
BUILT BY CHICAGOANS

Eight thousand houses, to be sold directly to the ultimate "user" for about \$2,500, will be erected this year by a Chicago housing corporation, according to an announcement today by one of its officials. This is the first formulated and unconditional promise made by a Chicago civic body to help solve the city's shortage of 50,000 homes.

Payments of \$10 a month, and possibly smaller, over a period of twelve years, under the new project, will put 8,000 homes free of incumbrances in the possession of heads of families. For outlays to be less than those for the cheapest rent the 8,000 Chicagoans will have five-room standardized frame houses with modern conveniences and yards large enough for gardening. The work will begin in sixty days.

Concrete Building
Offers Solution of
Shortage in Homes

The United States and Canada are now confronted with an unprecedented housing famine, so universally recognized as to need no emphasis. This originated in governmental allocation of labor, materials, and capital to war needs, and has been continued and accentuated by the diversion of labor, materials, and capital to the production of non-essentials. To such an extent is this true that the public demand for these non-essentials and even for luxuries is raising the cost of the houses which exist.

The effect of this housing shortage is not merely to inflict hardship on the people, but to excite to higher pitch those feelings of discontent so widespread in the country since the war.

Representative builders from all sections of the country, interested particularly in concrete construction, entered into an exhaustive survey of the building situation at a national conference on concrete house construction held in Chicago last week. The conclusions of the conference are set forth in the following report:

Report of Concrete Conference.

"The main factors with which we have to deal are more numerous than is the general belief; they involve among others, land, materials, labor, finance, transportation, design, legislation and building ordinances. Under food supply, houses are the most fundamental need of the people, housing supply should take precedence over all other use to which capital can be put, and that we are justified in urging that all possible steps be taken to make investment of private capital in house construction more attractive than any other form of investment. Investment can be encouraged but cannot be forced.

"Taking up the related factors, we may say in general that price and availability of land at present are such as not to be a serious obstacle. Unimproved land is held at low figures because of the difficulty which its owners find in putting it to profitable use. This condition in reality should act as a stimulus to building.

"The widest latitude in the use of approved materials should be encouraged. Especially should this be emphasized for the purpose of relieving transportation congestion and the lowering of building costs. Because numerous sources of supply can generally be drawn upon, concrete is one of the most readily procurable building materials.

"There is now a heavy demand for building materials for other and less important uses. Materials needed for home construction should be regarded as in an essential class, and as such be given preferred consideration in manufacture and distribution. Manufacturers of such materials should be given priority in shipment when intended for this purpose, as opposed to other uses less essential to the public welfare.

"The urgent necessity of labor assuming its full responsibility in the production of satisfactory houses by the use of efficient and economical methods should be apparent to all.

Must Recognize Safety.
"To secure results that will satisfactorily meet present housing needs, safety and economy in the construction of homes must be recognized as of paramount importance. These are attainable only through the use of the most adaptable materials applied by the best talent in design and construction.

"It is, therefore, recommended that the organizations and individuals co-

operating in the National Conference on Concrete House Construction enlist the co-operation of others not yet identified with the conference to work with them in securing designs and specifications for small houses that will give proper recognition to the numerous advantages of concrete in its possible forms of application.

"With the housing famine already of a most serious nature, we face an industrial development in which every thousand dollars invested in a plant would require about \$5,000 invested in housing.

"We submit that no one should rest content with informing himself as to this situation, but should make opportunities to impress upon others the necessity for putting into effect the foregoing principles.

"That the use of concrete as a building material may make a substantial contribution to the solution of the housing problem is our substantial belief, and the more intelligent, comprehensive and effective the use of this material, the greater will be its contribution to that most desired solution."

SOUTHERN COMMERCIAL
CONGRESS WILL BUILD

The Southern Commercial Congress has leased the building at K street and Vermont avenue opposite the Department of Justice and will occupy the building beginning April 10, establishing there its bureau and divisions dealing with agricultural, industrial and commercial activities and its general economic organization plans.

The congress was organized in Washington nearly twelve years ago and will hold its twelfth congress in Washington in December.

The headquarters of the congress were established at Washington in order that the South might physically return to the Federal Capital in the potency of constructive statesmanship. The slogan of the organization is "For a Greater Nation Through a Greater South."

The Southern Commercial Congress plans the erection of an office building in Washington that will be devoted exclusively to organization work along lines of the objects and purposes of the congress, relating to educational, commercial, and economic progress.

PENNSYLVANIA MINERS
INVESTING IN REALTY

Highly paid coal miners and steel workers in the vicinity of Pittsburgh are not spending all their money, but are investing a considerable share in real estate and homes, according to John D. Graham, recorder of deeds.

During the year the number of deeds and mortgages filed in the county court house was 60,437, as compared with 31,395 in 1915, and for the first quarter of this year the number was 16,385, as compared with 7,980 in the first quarter of 1915.

A large number of these deeds and mortgages cover property in the Monongahela valley near Homestead, Duquesne, and other steel and mining communities. The majority of such properties are small houses. In this connection it was stated that many large corporations are assisting their employees to obtain homes in the vicinity of the mills and mines where they are employed.

LAUREL SANITARIUMS
WILL COST \$600,000Work Will Begin on Construction of
Six New Buildings Within
Two Weeks.

Ground will be broken within the next two weeks for a group of sanitarium buildings to cost \$600,000, for the Brightwood Sanitarium Company at Laurel, Md., according to plans prepared by Stern & Tomlinson, architects.

There will be six wings 42 feet by 160 feet connected by a one-story corridor to a center building, which will be 50 by 100 feet. Each wing will contain sixty rooms, each room having a separate bath. There will be a modern laundry in the basement of one of the wings and the fourth floor of each wing will be arranged for quarters for the nurses and attendants.

The center, or executive building, will contain offices, reception rooms, operating rooms and Turkish, sulphur and electric baths. The entire building is planned so that every room is an outside room with wide porches running the entire length of the wings on all sides. It will be strictly fireproof throughout. The sanitarium will be located in the center of a 160-acre tract of land, known as the Mattingly estate at North Laurel, Md., on the Baltimore and Washington boulevard.

Dr. R. F. D. Phillips, dean of Southern Carolina State Medical College, will head the corps of allopaths and Dr. Carl Holmstrom will be in charge of the corps of physiotherapists.

HEDGES & MIDDLETON
SELL CHARMING HOMES

Hedges & Middleton sold an attractive home at 1414 Sixteenth street to Clara B. McCanna, who will hold it for investment purposes. The building is four stories high, of attractive appearance, and contains fourteen rooms and four baths.

The home at 2508 Clifton street was sold for S. Lucania and Ellen W. Minton to Mrs. Lilla B. Lloyd. Edmund Brown, Jr., of the Federal Trade Commission bought the home at 1752 Kilbourne place from Joseph N. Neilson.

A handsome home at 1927 Park road was purchased by Mrs. Sarah E. Beasley. The two-story dwelling at 1624 Monroe street was sold for Dore Walton to Mrs. Elizabeth Williams.

NORTHAMPTON APT.
SOLD FOR \$85,000Leads List of Properties in
Various Sections Disposed of
By Gardiner & Dent.

The Northampton apartment, at 1407 W street, was sold last week to C. G. Asher through the real estate firm of Gardiner & Dent, Inc. The price was in the neighborhood of \$85,000. The building is five stories high and contains fifteen apartments of four and five rooms each. The annual rentals approximate \$2,000.

The business property at 1810 Fourteenth street was sold by Gardiner & Dent for George E. Lee for approximately \$25,000. The building is of brick, two stories high, located on a lot 20 by 120 feet in size.

A semi-detached three-story home at 1309 Park road was sold to Mrs. N. J. Wright, who will occupy it. The purchase price was approximately \$14,500. C. H. Kadie sold his home at 5015 Thirteenth street for \$14,000.

The attractive three-story home on Columbia street in East Falls Church, Va., was sold by Gardiner & Dent to Mrs. E. T. Greene for \$12,500. The property contains one acre of ground and is one of the most attractive suburban homes near Washington.

The ten-room brick home at the southwest corner of Twenty-first and P streets was sold for Mrs. Louis T. Jones to a local business man for \$12,500. J. J. and Lottie R. Wallace sold the house at 455 Newton street for \$7,500. A two-family apartment at 1213 Otis street was sold by Gardiner & Dent for \$6,000.

A home at 133 Florida avenue was sold for Mrs. Georgiana Sparks for \$6,500. The property at 1624 A street southeast was sold for George E. Potter for \$2,500.

VALUABLE G ST. SITE
BOUGHT FOR \$225,000

Four downtown buildings at 1225-1229 G street, belonging to the estate of Benjamin Warder, and containing about 7,000 square feet, were sold last week to Helma Erickson for \$225,000.

The purchaser was represented by Joseph I. Weller, while the American Security and Trust Company represented the estate. The purchaser contemplates the erection of a modern building on the site.

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and Webster Sts.High Elevation
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Low Prices

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"The Best Subdivision in Washington"

A. H. RYAN, Owner

1416 F ST. N. W.

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20 MINUTES FROM TREASURY
Detached Hollow-Tile 7 and 10-Room Homes

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ONE OF THE MANY BEAUTIFUL HOMES
IN THE COUNTRY AT NORTH ROSEMONT

They are conveniently reached by good suburban traction service or by machine in 15 minutes over a fine paved road the entire distance to the addition.

The homes are completely modern in every respect, including electric lights and gas, toilet in cellar, separate servants' rooms, and garages. The smaller homes have one bath, the larger two.

No crowding. ALL the lots are of ample size, 50x125.

Changes in plans to suit the buyer can be made if you select a home NOW. A few of these homes are not yet completed. Terms that are REASONABLE and AGREEABLE.

Come Out Today and Select Your Home

To inspect: Take Alexandria cars at 12th and Pennsylvania avenue and get off at North Rosemont. Eighteen minutes' ride.

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NORTHEAST—Vacant. Most desirable neighborhood in this section. Modern in every respect. 6 large rooms, tile bath, h. w. h., reception hall, porches, front and rear, hardwood floors and room for garage. Easy terms.

Price, \$8,350

DOWNTOWN—You won't have to spend a cent in this house for repairs and there are 9 rooms in it. Heating plant as well as the house, in perfect condition. Room for garage in rear. Terms. Immediate possession.

Price, \$6,500

COLUMBIA HEIGHTS—Vacant. Just been renovated from top to bottom. 4 bedrooms, tile bath, reception hall, parlor, dining room and kitchen. Colonial front porch and double garage in rear. Reasonable terms.

Price, \$8,500

MT. PLEASANT—West of 16th St. and a beautiful colonial 2-story brick home practically new. 4 bedrooms, 2 tile baths and plenty of closet room on 2nd floor. Reception hall, parlor, dining room kitchen and pantry on first floor. Porches front and rear, hardwood floors and built in garage. Reasonable terms.

Price, \$12,500

CLARENCE F. WELCH
Ground Floor, Southern Bldg.
Phone Main 4286.Own a Beautiful Home in
AURORA HILLS
VIRGINIA

The Beautiful Virginia Suburb

AURORA HILLS is just across the Potomac in Virginia. The ground is level and high, surrounded by beautiful, natural scenery. All of the conveniences of the city are enjoyed in AURORA HILLS—paved streets, cement sidewalks, SEWER, WATER, electricity—combined with all of the advantages of the suburbs.

Homes Now Being Constructed

A number of delightful homes are now being erected here—homes of Colonial and English design. They are being well built and they will contain all modern improvements and a homey atmosphere that will delight the eye of the home-seeker. And do not fail to see plans for the bungalows which are now being erected.

Attractive Home Sites

For those who want to build their own homes, no place could be finer than this beautiful subdivision which is only a few minutes from the city. AURORA HILLS is the ideal place to put the home of your dreams.

Visit These Homes and This Property on
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Take Alexandria cars leaving 12th and Penna. Ave.
N. W. every fifteen minutes. Fifteen minutes' ride.

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